

AGENDA
ZONING REVIEW BOARD
DECEMBER 8, 2005
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

NEW CASES:

Z-05-85-An Ordinance to rezone from the RG-2 (Residential General-Sector 2) District to the RG-3 (Residential General-Sector 3) District, property located at **29-45 Delmont Drive and 50 and 58 Sheridan Drive, N. E.**, fronting approximately 225 feet on the south side of Delmont Drive and approximately 158 feet on the north side of Sheridan Drive. Depth: varies. Area: approximately 2.044 acres. Land Lot 100, 17th District. Fulton County, Georgia.

OWNER: GEORGE W. ROHRIG, CATHERINE B. AUSTIN, ROBIN HEYDEN
GUERRY AND MIMI MILNER
APPLICANT: THE COLUMNS GROUP BY BRUNNING AND STANG
NPU-B COUNCIL DISTRICT 7

Z-05-86-An Ordinance to rezone from the R-3 (Single family Residential) District to the RG-3 (Residential General-Sector 3) District, property located at **2876 and 2894 Lenox Road, N.E. and 869, 881, 885 and 889 West Road, N.E.**, fronting approximately 476 feet on the west side of Lenox Road and approximately 257 feet on the south side of West Road. Depth: varies.

Area: approximately 6 acres. Land Lot 7, 17th District. Fulton County, Georgia.
OWNER: MARGARET GARRET UNDER THE ESTATE OF ANN GISIT,
LOIS MAYES BY ROBERT L. MAYES, PARTHENIA JETER, FRANK B. HINES, JR., and
E.L.KING, JR.
APPLICANT: KEITH BAUER
NPU-B COUNCIL DISTRICT 7

Z-05-89-A Substitute Ordinance to amend Section 16-28A. 010 (34) of the City of Atlanta zoning code so as to allow museum signature signs on museums with a gross floor area greater than 75,000 square feet; to define museums in SPI-13 and for other purposes.
BY COUNCILMEMBER IVORY YOUNG, JR.

Z-05-99-An Ordinance by Zoning Committee to rezone property from the RG-3 (Residential General-Sector 3) District to the PD- MU (Planned Development-Mixed Use) District, property located at **72-102 Solomon Street, SE and 439-441 Martin Street, SE**, fronting approximately 107 feet on the west side of Martin Street and 666 feet on the north side of Solomon Street.

Depth: Varies Area: 1.03 Acres. Land Lot: 53, 14th District, Fulton County , Georgia
OWNER: CAPITAL CITY VENTURES HOLDINGS, LLC.
APPLICANT: CAPITAL CITY VENTURES HOLDINGS, LLC.
NPU-V COUNCIL DISTRICT 5

Z-05-108-An Ordinance to rezone from the I-1 (Light Industrial) District to the MRC-3 C (Mixed Residential Commercial Conditional) District, property located at **621 North Avenue, N.E. and 602 Morgan Street, N.E.**, fronting approximately 347.00 feet on the south side of North Avenue, 249.85 feet on the north side of Morgan Street and 602.90 feet on the east side of Glen Iris Drive.. Depth: varies. Area: approximately 4.09 .acres. Land Lot 18, 14th District, Fulton County, Georgia.

OWNER: MARKHAM SMITH/SOUTHERN DAIRIES PROPERTIES, LLC.

APPLICANT: MARKHAM SMITH/SOUTHERN DAIRIES PROPERTIES, LLC

NPU-M COUNCIL DISTRICT 2

Z-05-109-An Ordinance to rezone from the RG-2 (Residential General-Sector 2) District to the RG-3 (Residential General-Sector 3) District, property located at **3663-3667 Peachtree Road, N.E.**, fronting approximately 161 feet on the south side of Peachtree Road. Depth: varies. Area approximately 1.5 acres. Land Lot 1, 17th District, Fulton County, Georgia.

OWNER: 3663 PEACHTREE, LLC

APPLICANT: BRUNNING AND STANG CONSTRUCTION MANAGEMENT, INC.

NPU-B COUNCIL DISTRICT 7

Z-05-111 – An Ordinance to rezone from the I-1 (Light Industrial) District to the C-1 (Community Business) District, property located at **1296-1308 Memorial Drive, S.E.**, fronting approximately 213.38 feet on the north side of Memorial Drive and approximately 214 feet on the east side of Dahlgreen Street.. Depth: varies. Area: approximately 1.165 acres. Land Lot 208, 15th District, Dekalb County, Georgia.

OWNER: CITILAND INVESTORS, LLC

APPLICANT: CITIHEART DEVELOPERS, INC.

NPU-O COUNCIL DISTRICT 5

Z-05-112 – An Ordinance to rezone from the I-1 (Light Industrial) District to the C-1 (Community Business) District, property located at **1270 Memorial Drive, S.E.**, fronting approximately 276 feet on the north side of Memorial Drive and approximately 168 feet on the east side of Vannoy Street.. Depth: varies. Area: approximately 1.04 acres. Land Lot 208, 15th District, Dekalb County, Georgia.

OWNER: CHARITY GARCIA

APPLICANT: CITIHEART DEVELOPERS, INC.

NPU-O COUNCIL DISTRICT 5

Z-05-116-An Ordinance to rezone property from the R-5 (Two-family Residential) District to the MRC-1 (Mixed Residential Commercial) District, located at **559, 563, 573, 585 and 589 Ralph McGill Boulevard, N.E.** and for other purposes. Property fronting approximately 500 feet on the south side of Ralph McGill Boulevard and approximately 102 feet on the west side of Glen Iris Drive. Land Lot 47, 14th District Fulton County, Georgia.

BY: COUNCILMEMBER DEBI STARNES

NPU-M COUNCIL DISTRICT 2

U-05-34/U-04-27-An Ordinance to amend Ordinance 04-O-2082 for the purposes of a Site Plan Amendment, which granted a Special Use Permit for expansion of an existing Assisted Living Facility (Sections 1608.005 (1) (F), and 1611.005 (1)(E)), property located at **3711 Benjamin E. Mays Drive, S.W.** fronting approximately 139 feet on the Easterly side of Fairburn Road and fronting approximately 392 feet along the Northerly side of Benjamin E. Mays Drive. Depth: varies. Area: 5.776 acres; Land Lot 12, 14th District, Fulton County, Georgia.

OWNER: JULIUS M. WILLIS
APPLICANT JULIUS M. WILLIS
NPU-H COUNCIL DISTRICT 10

DEFERRED CASES:

Z-05-95-An Ordinance by Zoning Committee to amend the 1982 Ordinance of the City of Atlanta, as amended, so as to **create a new chapter to be entitled 200, Peachtree Heights Park Historic District; to establish overlay regulations for said district; to enact, by reference and incorporation, a map establishing the boundaries of said district; and to designate and zone all properties lying within the boundaries of said district to the overlay zoning category of historic district (HD) pursuant to Chapter 20 of the Zoning Ordinance of the City of Atlanta, rezoning from R-2A (Single-Family Residential) to R-2A/HD (Single-Family Residential/Historic District), to repeal conflicting laws; and for other purposes.** Boundaries-The proposed Peachtree Heights Park Historic District includes all properties within the following general boundary: Beginning at the southeast corner of the property at 81 Peachtree Battle Ave., NW; then proceeding northeasterly 781 ft.; thence northwesterly 109 ft.; thence northeasterly 103.1 ft.; thence southeasterly 100 ft.; thence northerly 986.8 ft.; thence westerly 100 ft.; thence northerly 134.3 ft.; thence easterly 100 ft. to the rear property line of the property at 2615 Rivers Rd., NW; then proceeding northerly 1450 ft.; thence northwesterly 331.2 ft.; thence northeasterly 340 ft.; thence northerly 125 ft.; thence northeasterly 322.2 ft. to the rear property line of the property at 2811 Andrews Dr., NW; then proceeding northerly 1560.9 ft. along the rear property lines of properties facing Andrews Dr., NW; thence westerly 141.8 ft.; thence southwesterly 496 ft. along the west side of Andrews Dr., NW; thence northeasterly 905.8 ft. along the north side of Habersham Way, NW; thence northeasterly 337 ft.; thence westerly 159.2 ft.; thence southwesterly 154.3 ft.; thence northwesterly 194.4 ft.; thence westerly 110.2 ft.; thence southwesterly 101.9 ft.; thence southerly 85.8 ft.; thence southeasterly 218 ft.; thence southwesterly 135.3 ft.; thence northwesterly 230 ft.; thence southwesterly 164.2 ft.; thence northwesterly 173.8 ft.; thence northeasterly 146.5 ft.; thence easterly 46.6 ft.; thence northwesterly 139.6 ft.; thence westerly 960 ft.; thence southeasterly 25.5 ft.; thence westerly 273 ft. to the rear property line of the property at 3000 Habersham Rd., NW; then proceeding southerly 562.4 ft. along the rear property lines of properties facing Habersham Rd., NW; thence southeasterly 553 ft. along the north side of Habersham Rd., NW to the northwest corner of the intersection of Habersham Rd., NW and Argonne Rd., NW; thence southwesterly 75 ft. to the northwest corner of the property at 2930 Habersham Rd., NW; thence southwesterly 645.8 ft. along the northwest property line of the property at 2930 Habersham Rd., NW to a point; thence southerly 154 ft; thence northeasterly 205 ft; thence southeasterly 10 ft; thence southerly 225.2 ft; thence

northeasterly 117.3 ft.; thence southeasterly 76.2 ft.; thence southwesterly 30 ft.; thence southeasterly 79.3 ft.; thence northeasterly 60 ft.; thence southwesterly 137.6 ft.; thence southeasterly 163.5 ft.; thence southerly 145.3 ft.; thence southwesterly 261.2 ft.; thence southerly 80 ft.; thence northwesterly 100 ft.; thence southwesterly 148.4 ft.; thence southerly 730 ft.; thence westerly 25 ft.; thence southerly 2831.5 ft. to the rear property line of the property at 306 Peachtree Battle Ave., NW; then proceeding easterly 401 ft. along the rear property lines of properties facing Peachtree Battle Ave., NW to a point; thence northeasterly 50 ft. to the rear property line of the property at 260 Peachtree Battle Ave., NW; then proceeding southeasterly 948.5 ft. along the rear property lines of properties facing Peachtree Battle Ave., NW to a point; thence northeasterly 50 ft.; thence southeasterly 122.5 ft.; thence southeasterly 50 ft.; thence southeasterly 387 ft.; thence northeasterly 17 ft.; thence southeasterly 100 ft.; thence southwesterly 216.7 ft.; thence southeasterly 200 ft.; thence northeasterly 500 ft. to the northeast corner of the property at 10 Peachtree Battle Ave., NW; thence northeasterly 178 ft. to the point of beginning.

Land Lots: 100, 111, 112 & 113, 17th District, Fulton County, Georgia.

NPU-B and C COUNCIL DISTRICTS 7 and 8

Z-05-56-An Ordinance by Councilmember Ivory Lee Young, Jr. to amend various sections of the Zoning Code of the City of Atlanta, for the purpose of clarifying and/or defining certain terms related to Supportive Housing; to provide how applications for such uses are to be processed; defining the term Community Center and removing certain redundant terms related to such use; redefining the conditions under which dormitories, Sorority Houses and Fraternity Houses are permitted; deleting rooming houses and boarding houses as permitted uses in certain districts; and for other purposes.

BY: COUNCILMEMBER IVORY LEE YOUNG, JR.

END OF AGENDA